



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

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MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, July 8, 2021 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Tabled from June 10, 2021 ZBA Meeting)

1. **ZBA2021-046**
97 Sheffield Road, IND Zoning District, Ward 8

Dennis Vergato (Agent) proposes to establish an automotive towing service with outside storage of vehicles without being completely enclosed with an 8' solid fence, and with outdoor storage for a landscaping and irrigation installation company without being completely enclosed with an 8' solid fence and seeks a variance from sections **5.10(I)4** Automotive Repair and Towing Service, **8.28** Outside Storage of Vehicles, and **8.11** Fence Required for Building Contractor Yard of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 3, 2021.

(Current Items)

2. **ZBA2021-058**
412 Arah Street, R-1A Zoning District, Ward 1

Attorney Daniel Muller (Agent) proposes to subdivide the property to create one new buildable lot, where Lot 2 will remain improved with the existing single family home and have lot frontage and width of 70.76' where 100' is required, and new proposed Lot 2A will have lot frontage and width of 70.76' where 100' is required and seeks a variance from sections **6.02** Minimum Lot Frontage and **6.02** Minimum Lot Width at Lot 2 and **6.02** Minimum Lot Frontage and **6.02** Minimum Lot Width at Lot 2A of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 27, 2021.

3. **ZBA2021-061**
386 Brunelle Street, R-2 Zoning District, Ward 7

John Demers proposes to construct a 6'x25' front deck with steps having a 0' side yard setback and a 5' front yard setback as well as maintain 4 parking spaces that are undersized and seeks a variance from sections **6.03(C)** Side Yard Setback, **6.03(A)** Front Yard Setback and **10.07(B)** Parking Layout of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 27, 2021.

4. **ZBA2021-060**
73 Hanover Street, CBD Zoning District, Ward 3

Attorney John Cronin (Agent) proposes to create 43 dwelling units in a 5 story building with commercial uses on the first floor on a 8,166 SF lot where 22,500 SF is required and seeks a variance from section **8.04** Minimum Buildable Lot Area of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 28, 2021.

5. **ZBA2021-062**
7 Clement Street, R-1B Zoning District, Ward 10

Attorney John Bisson (Agent) proposes to subdivide Tax Map 594, Lot 18 into two equal parcels each with 25' of frontage on Ingalls St. and consolidate one parcel with Lot 17 which is improved with a single family home with frontage on Clement St. where the proposed Lot 17 only maintains lot frontage for a depth of 75' where 100' is required and consolidate the remaining parcel with Lot 18A creating a conforming new Lot 18 suitable for the development of a single family home and seeks a variance from section **6.02** Minimum Lot Width at Lot 17 of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 1, 2021.

6. **ZBA2021-064**
81 Laxson Avenue, R-1B Zoning District, Ward 8

Karen Dean proposes to maintain a driveway width of 25' where 24' is allowed with a front yard parking space beside the driveway and within 4' of the front and side lot lines, maintain a 7'x9' enclosed porch with a 28' rear yard setback and a 10'x17' deck with a 29' rear yard setback where 30' is required and with a 4' side yard setback where 10' is required and seeks a variance from sections **10.08(C)** Driveway Width, **10.09(B)** Parking Setbacks (3 counts), **6.03(C)** Side Yard Setback and **6.03(B)** Rear Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 3, 2021.

7. **ZBA2021-065**
311 Central Street, R-3 Zoning District, Ward 5

Raphael Lora proposes to establish a professional office use in a space formerly occupied by a retail use with the benefit of a variance, maintain a 5' x 10' shed 22" from the side lot line where 10' is required and within 4' of a parking space, as well as maintain a 6' high fence along the eastern property line that extends into the front yard where 4' is allowed and seeks a variance from sections **5.10(H)2** Other Business and Professional Office, **8.29(A)2** Accessory Structures and Uses and **8.27(B)** Fences Walls of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 4, 2021.

8. **ZBA2021-066**
27 Brad Court, R-1B Zoning District, Ward 8

Edin Karo (Agent) proposes to locate two propane tanks within the required 10' side yard setback and seeks a variance from section **8.29(A)2** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 7, 2021.

9. **ZBA2021-067**
451 Campbell Street, R-1A Zoning District, Ward 1

Casandra King proposes to maintain a landing and steps in a different location than proposed by a prior variance granted in case #ZBA2020-063 where the landing and staircase are 0.85' from a parking space where 4' is required and seeks a variance from sections **6.03(A)** Street Yard Setback and **10.09(B)** Parking Setbacks of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 7, 2021.

10. **ZBA2021-068**
Westminster Street, Map 544, Lot 108, R-1B Zoning District, Ward 9

Timothy Peloquin, LLS proposes to develop a non-conforming lot, with lot frontage and width of 45' where 75' is required and lot area of 4,055 SF where 7,500 is required, where the lot was held in common ownership with abutting properties and seeks a variance from section **11.03(D)2** Conditions for Development of a Non-Conforming Lot of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 10, 2021.

11. **ZBA2021-069**
99 South Mammoth Road, R-1B Zoning District, Ward 8

Timothy Peloquin, LLS proposes to allow for the parking of up to four box trucks to support a food pantry and seeks a variance from section **10.02(F)** Business Parking in a Residential District of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 10, 2021.

12. **ZBA2021-070**
21 West Auburn Street and 24 Depot Street, CBD Zoning District, Ward 3

Cory DuBois proposes to redevelop the property with a four story building with parking below for 260 dwelling units on a 100,709 SF lot where 131,500 SF is required in the CBD zoning district, all as per documents submitted through June 10, 2021.

13. **ZBA2021-071**
284 Notre Dame Avenue, R-3 Zoning District, Ward 11

Thomas Burns (Agent) proposes to construct a central utility building to support an abutting hospital use, with a building height of 68' 5" where 40' is allowed, with three smoke stacks each 83' tall where 50' is allowed, without the required 10' landscaped perimeter at the northern end of the existing parking area, and with accessory structures, including fuel tanks and generators, occupying more than 600 SF in the side yard and seeks a variance from sections **5.10** Central

Utility Building, **8.29(A)2** Accessory Structures and Uses, **6.05** Height in Feet and **10.07(G)** Landscaping of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 11, 2021.

14. **ZBA2021-072**
11 Aaron Drive, R-1B Zoning District, Ward 6

Jason and Jennifer Beall propose to locate a parking spot within 4' of the street lot line to accommodate the construction of a new mudroom, as well as maintain a shed in the side yard 4' from the side lot line where 10' is required and seek a variance from sections **10.09(B)** Parking Setbacks and **8.29(A)** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 15, 2021.

15. **ZBA2021-074**
5 Barr Street, R-2 Zoning District, Ward 10

James Auprey (Agent) proposes construct an accessible ramp on a corner lot with side yard setbacks of 2' and 10' where 20' is required and with lot coverage of 83% where 75% is allowed and seeks a variance from sections **6.03(C)** Side Yard Setback (2 counts) and **6.04** Lot Coverage of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 17, 2021.

16. **ZBA2021-075**
210 Lowell Street, B-1 Zoning District, Ward 4

Yassine Ikhanti (Agent) proposes maintain a 24 SF sign on an awning where 12.7 SF is allowed and seeks a variance from section **9.09(D)** Signs of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 18, 2021.

III. BUSINESS MEETING:

1. ADMINISTRATIVE MATTERS:

Review and approval of the ZBA Minutes of June 10, 2021 and June 23, 2021.

I. Any other business items from the ZBA staff or Board Members.